



131 Newark Road

Lincoln, LN5 8NQ



Book a Viewing!

£122,500

A well-presented two bedroom mid terraced property, offered for sale with no onward chain and ideally suited to first time buyers or investors alike. The property offers spacious and practical accommodation throughout with two reception rooms, two double bedrooms and a low maintenance rear garden, all within easy reach of Lincoln City Centre and local amenities. The accommodation comprises of a lounge, dining room, kitchen, rear lobby and bathroom. To the first floor there are two double bedrooms.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX BAND — A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



ACCOMMODATION

LOUNGE

12' x 11' 6" (3.66m x 3.51m) With UPVC double glazed window, laminate flooring and radiator.

HALL

Providing access to both reception rooms with stairs rising to the first floor.

DINING ROOM

11' 11" x 11' 6" (3.63m x 3.51m) A spacious second reception room, currently utilised as a dining area with UPVC double glazed window to the rear aspect, radiator and understairs storage cupboard fitted with worktop and base unit.

KITCHEN

8' 7" x 5' 5" (2.62m x 1.65m) Fitted with a range of wall and base units, stainless steel sink with drainer and mixer tap, space for cooker, fridge freezer and washing machine, tiled flooring and splashbacks, radiator and UPVC double glazed window to the side aspect, leading through to the rear lobby.

REAR LOBBY

With tiled flooring, wall mounted boiler and access to the rear garden.

BATHROOM

Fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, tiled splashbacks and frosted UPVC double glazed window.

FIRST FLOOR LANDING

Providing access to both double bedrooms.

BEDROOM 1

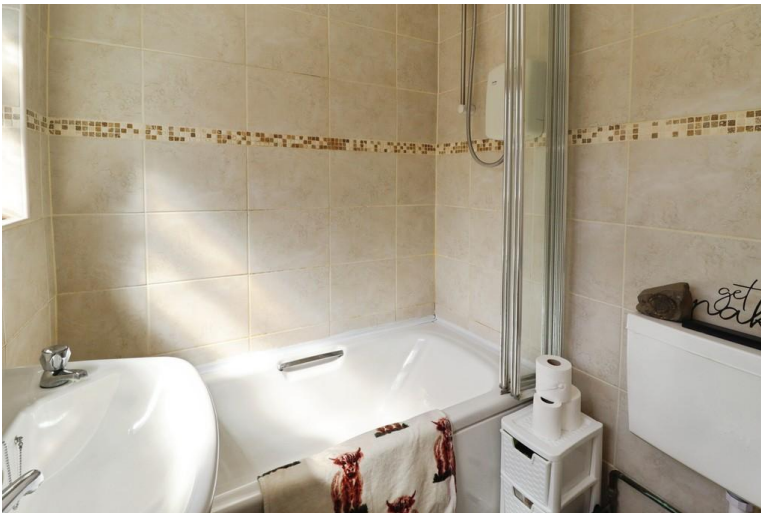
12' x 11' 6" (3.66m x 3.51m) With UPVC double glazed window, radiator, decorative fireplace and overstairs storage cupboard.

BEDROOM 2

12' x 11' 6" (3.66m x 3.51m) With UPVC double glazed window to the rear aspect and radiator.

OUTSIDE

To the rear there is an enclosed garden with a lawned area and garden shed, offering a manageable outdoor space. To the front, the property is set behind a low level brick wall with a small frontage.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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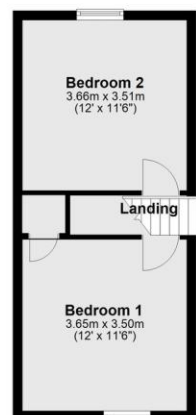
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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